136.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,600 / 948,600
					USE VALUE:	948,600 / 948,600
					ASSESSED:	948,600 / 948,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHNEIDER ANDREW JAMES &
Owner 2:	WALDRON LISA H
Owner 3:	
Street 1:	50 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHNEIDER RICHARD A -
Owner 2:	SCHNEIDER ANDREW JAMES -
Street 1:	50 KENSINGTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5600.000	419,400		529,200	948,600
Total Card	0.129	419,400		529,200	948,600
Total Parcel	0.129	419,400		529,200	948,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.88 | /Parcel: 592.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87408
GIS Ref:
GIS Ref:
Insp Date: 04/10/14

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,400	0	5,600.	529,200	948,600	948,600	Year End Roll	12/18/2019
2019	101	FV	312,400	0	5,600.	558,600	871,000	871,000	Year End Roll	1/3/2019
2018	101	FV	312,400	0	5,600.	411,600	724,000	724,000	Year End Roll	12/20/2017
2017	101	FV	312,400	0	5,600.	394,000	706,400	706,400	Year End Roll	1/3/2017
2016	101	FV	312,400	0	5,600.	364,600	677,000	677,000	Year End	1/4/2016
2015	101	FV	305,000	0	5,600.	305,800	610,800	610,800	Year End Roll	12/11/2014
2014	101	FV	246,300	0	5,600.	298,700	545,000	545,000	Year End Roll	12/16/2013
2013	101	FV	231,100	0	5,600.	284,600	515,700	515,700		12/13/2012

!10561!

PRINT

Date	Time
12/11/20	00:51:17

LAST REV

Date	Time
04/10/14	17:03:16
philc	
10561	

USER DEFINED

Prior Id # 1:	87408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHNEIDER RICHA	59723-515		8/9/2012	Convenience	1	No	No		
SCHNEIDER RICHA	56910-282		5/26/2011	Convenience	1	No	No		
	14127-34		11/1/1980		83,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2013	1361	Wood Dec	17,530	C				
7/30/2013	1142	Heat App	14,000	C				
6/7/2013	829	Renovate	173,210					

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2014	Measured	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Info Fm Prmt	EMK	Ellen K
11/21/2008	Meas/Inspect	189	PATRIOT
12/15/1999	Inspected	256	PATRIOT
11/29/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	90.	1.05	10									529,200						529,200	

Total AC/HA: 0.12856 | Total SF/SM: 5600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 529,200 | Spl Credit | Total: 529,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30624998
Const Adj.:	1.01989794
Adj $ / SQ:	166.530
Other Features:	102650
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470211
Depreciation:	50783
Depreciated Total:	419428

COMMENTS

OF=SINK & TOILET IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

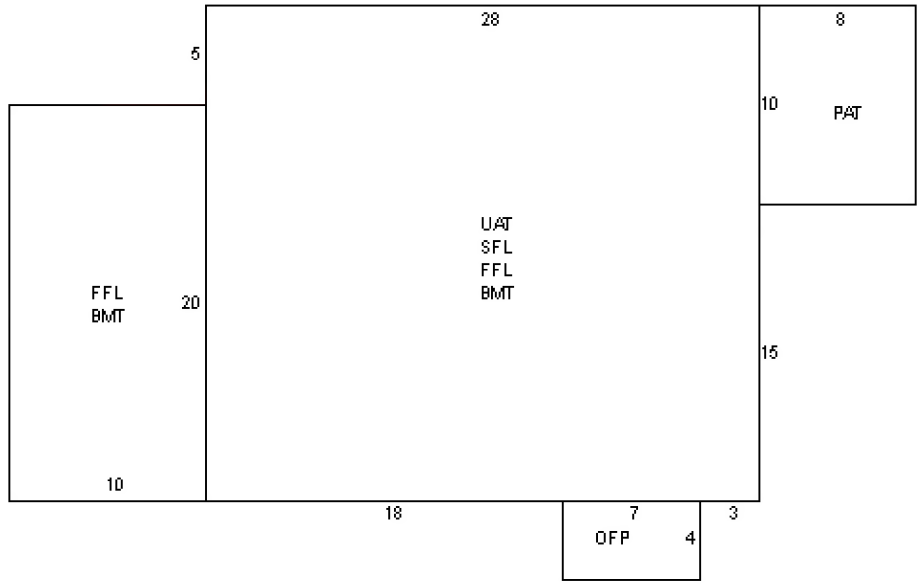
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.18
Special Features:	0	Val/Su Net:	150.70
Final Total:	419400	Val/Su SzAd	262.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	49.960	44,963
FFL	First Floor	900	166.530	149,877
SFL	Second Floor	700	166.530	116,571
UAT	Upper Attic	175	66.610	11,657
PAT	Patio	80	6.120	490
OFP	Open Porch	28	44.880	1,257

Net Sketched Area:	2,783			Total:	324,815
Size Ad	1600	Gross Are	3308	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	